

NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: December 5, 2016

PROJECT NAME/NUMBER: Cedar Ridge Church Expansion / LUA16-000128, V-A

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Conditional Use Permit, Environmental (SEPA) Review, and a Height Variance for a proposed addition to the Cedar Ridge Church. The proposed addition would include a 3,237 square foot basement, 6,210 square foot main floor, and 2,733 square foot balcony for a total area of 12,180 square feet. The proposal would increase the existing total seating capacity within the church to 301. The existing original 2,540 square foot church building would remain and would be converted to classroom and fellowship hall space. The project site totals 168,630 square feet (3.87 acres) and is zoned Residential-8 (R-8). The proposed project includes the addition of 20 parking spaces, resulting in a total of 60 parking spaces on site. Access to the site would remain off of SE 164th Street via one curb cut. A sensitive slope (grade between 25 and 40 percent) and two Category 3 wetlands have been identified on the project site (Wetlands A and B). Wetland A would have a standard buffer of 100 feet and Wetland B would have a standard buffer of 75 feet. Wetland buffer averaging is proposed to accommodate the proposed church expansion. A SEPA Determination of Non-Significance was issued on March 21, 2016.

PROJECT LOCATION: 11411 SE 164th St

PERMITS/REVIEW REQUESTED: Variance

APPLICANT/PROJECT CONTACT PERSON: Peter Harvard / Gabbert Architects Planners/ 18422 103rd Ave/
Bothell, WA 98011/ 425-482-7987/ daviepg@gabbertarchitects.com

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on December 19, 2016. This matter is also tentatively scheduled for a public hearing on January 10, 2017, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

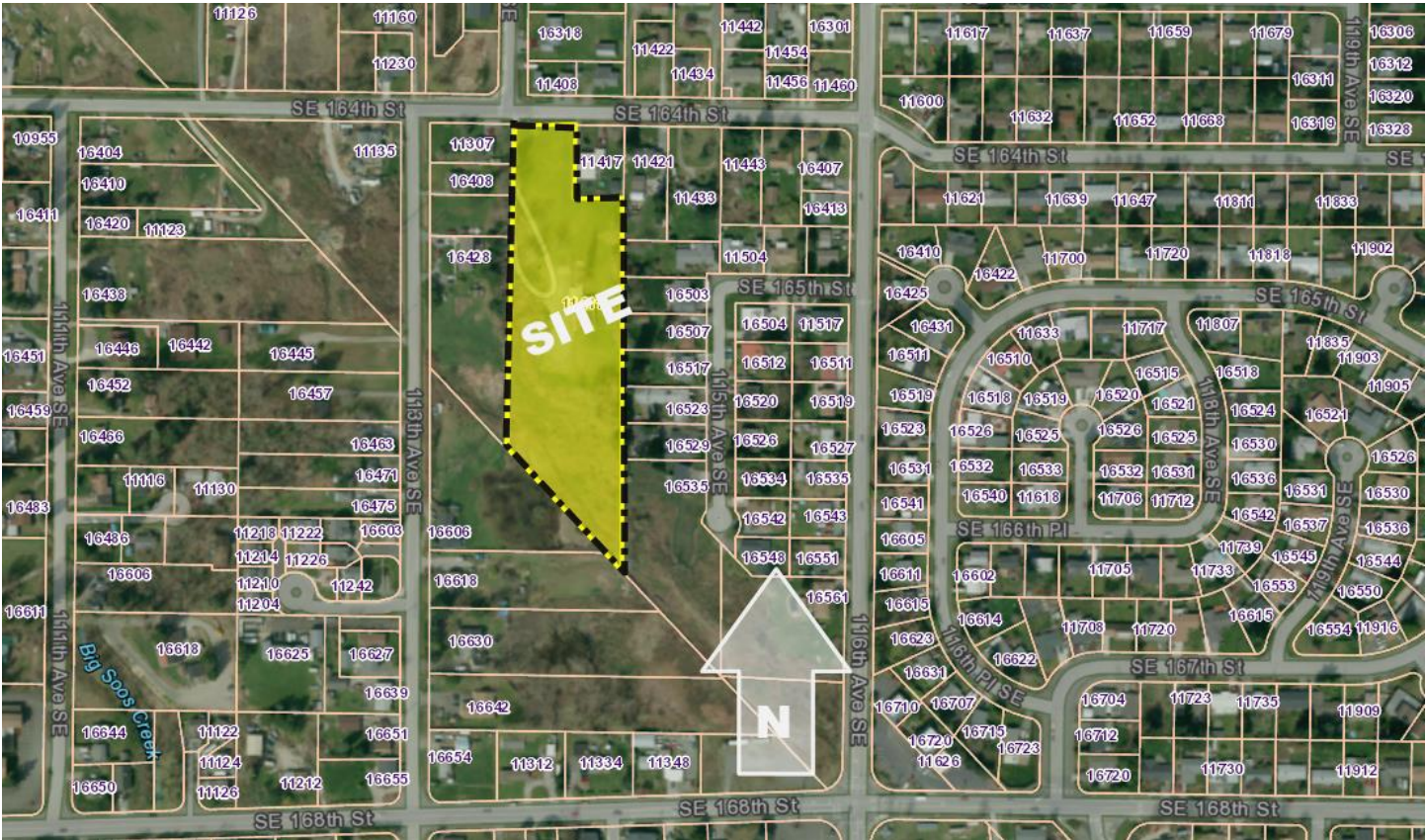
File Name / No.: Cedar Ridge Church Expansion / LUA16-000128, V-A

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



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